

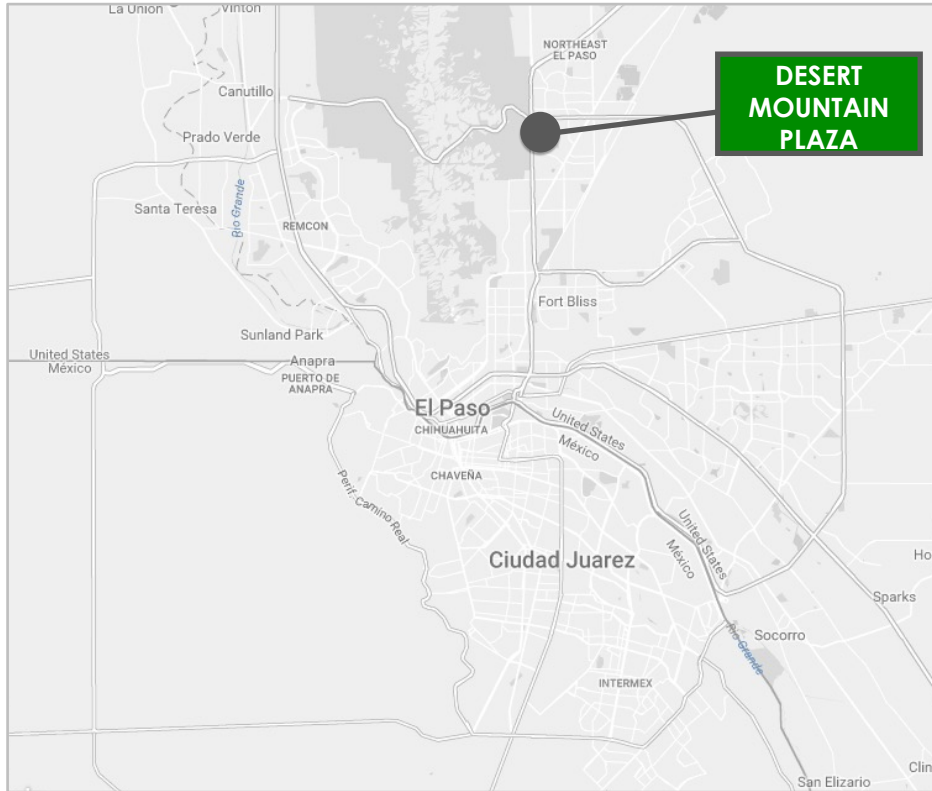
FOR LEASE



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DESERT MOUNTAIN PLAZA
4650 WOODROW BEAN TRANSMOUNTAN DR, EL PASO, TX 79924

SUMMARY



HIGHLIGHTS

- ✓ AT HEAVILY-TRAFFICKED INTERSECTION WITH NATIONAL RETAILERS
- ✓ ADJACENT TO WALMART; ACROSS FROM LOWE'S HOME IMPROVEMENT
- ✓ PAD RESTAURANTS WHATABURGER & DENNY'S INCREASE FOOT TRAFFIC
- ✓ LIMITED RETAIL OPPORTUNITIES IN IMMEDIATE AREA
- ✓ STRONG MIX OF NATIONAL RETAILERS WITHIN THE SHOPPING CENTER
- ✓ NATIONAL TENANTS REGULARLY REPORT HIGHEST SALES ACROSS EL PASO

DESCRIPTION

SIZE: 22,380 SF RETAIL CENTER ON 174,240 SF LAND
BUILT: 1998
PARKING: 132 SPACES (5.90 SPACES PER 1,000 SF)
ADD'T'L: MONUMENT SIGN; CANOPY WALKWAY ALONG STOREFRONTS
MGMT: KM REALTY

NOTABLE CO-TENANTS

GameStop

**OneMain
Financial**

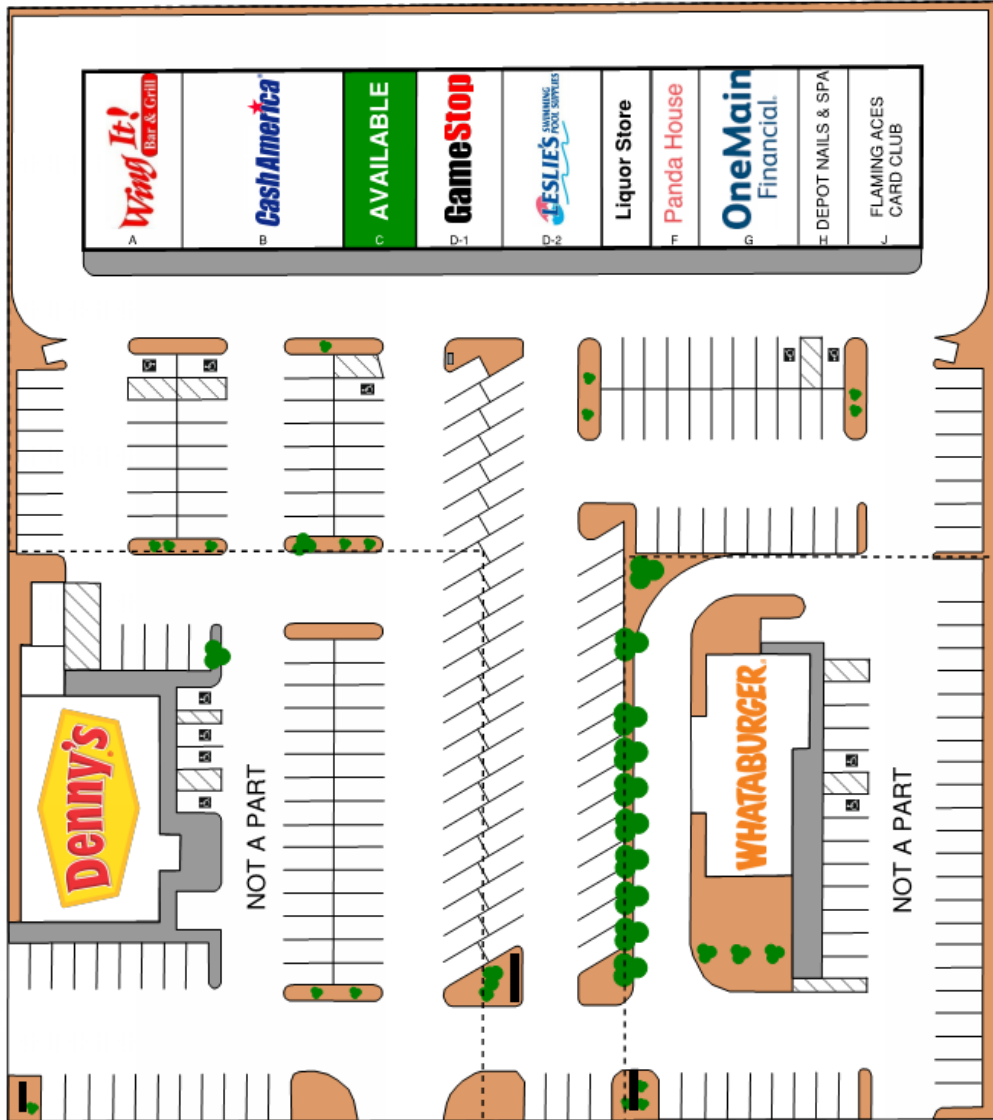
CashAmerica

**LESLIE'S SWIMMING
POOL SUPPLIES**



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

SITE PLAN



TENANT KEY

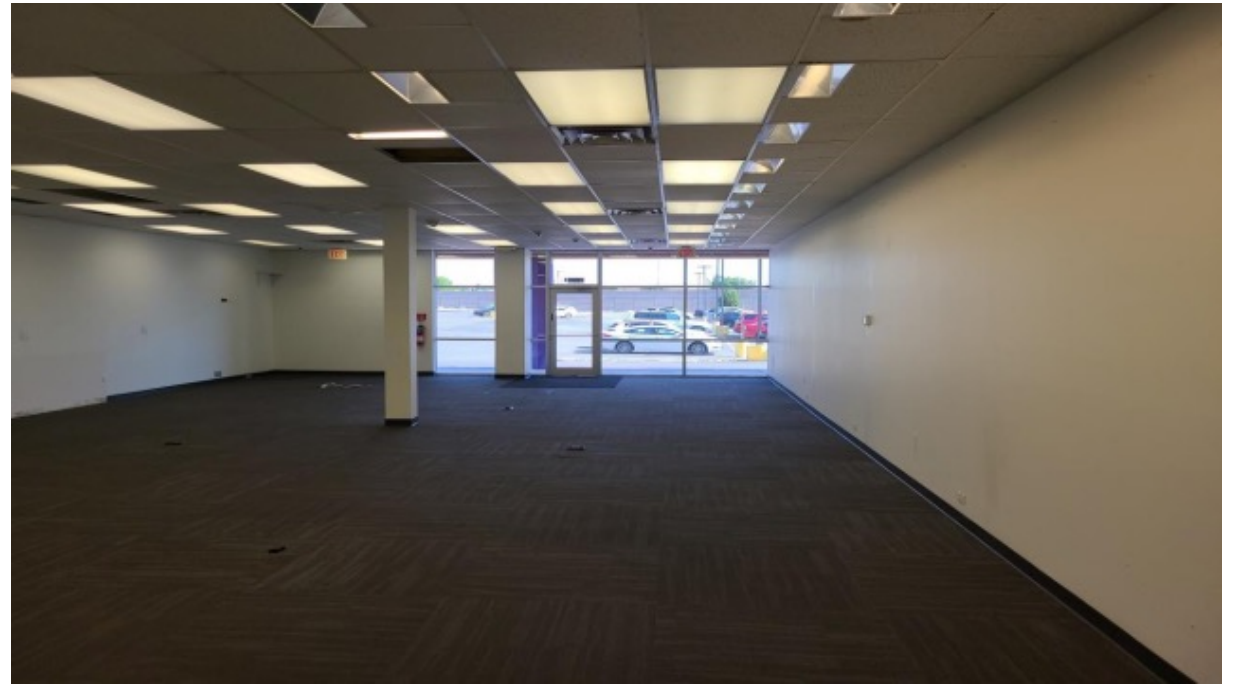
#	Tenant	SF
A	Wing It	1,400
B	Cash America	4,550
C	AVAILABLE	2,100
D-1	GameStop	2,450
D-2	Leslie's Poolmart	2,800
E	Bottle Bing Bottle Boom	1,400
F	Noodles & Dumplings	1,400
G	OneMain Financial	2,800
H	Depot Nails & Spa	1,400
J	Flaming Aces Card Club	2,100

AVAILABLE SPACE



SUITE C

SIZE: 2,100 SF
AVAILABLE: IMMEDIATELY
FRMR USE: SPRINT PHONE STORE
ADDT'L: SPACE IS LOCATED BETWEEN CASH AMERICA & GAME STOP



SATELLITE IMAGERY



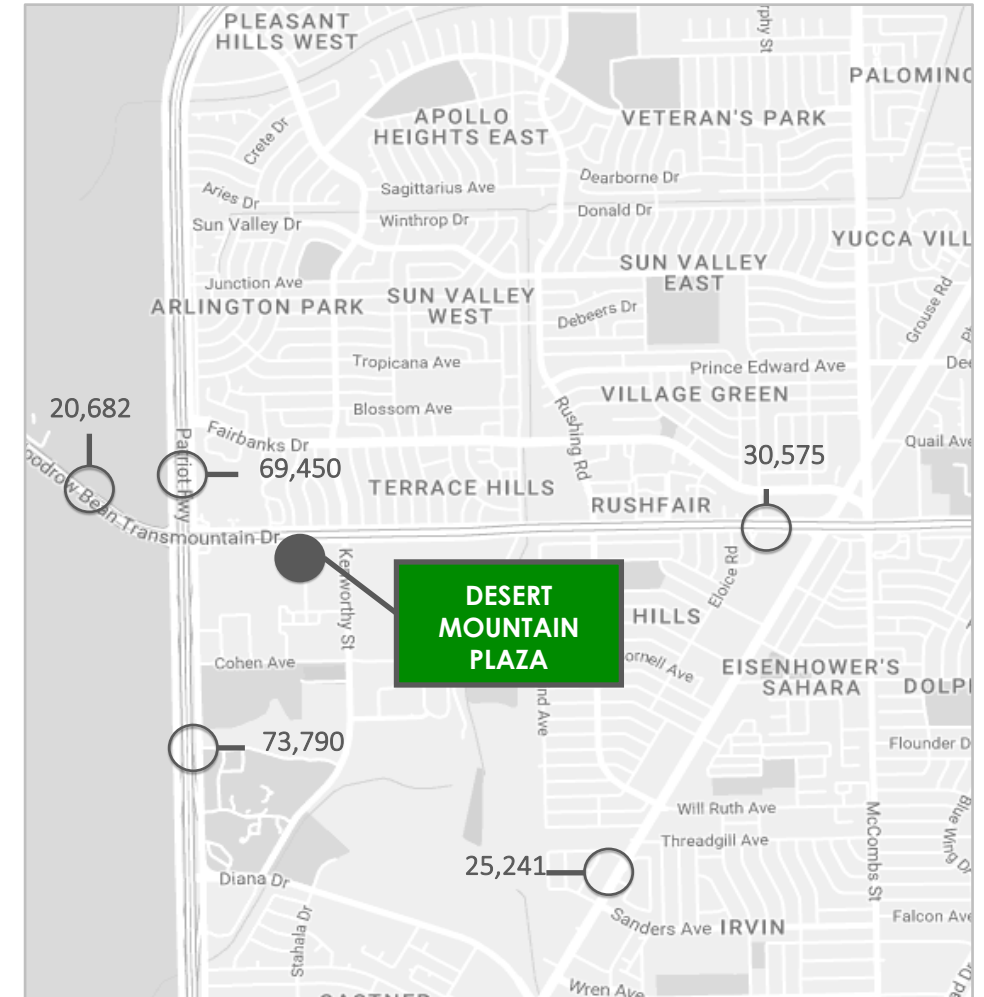
SATELLITE IMAGERY



DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2022 Population	7,604	89,646	117,368
2027 Population	7,581	90,466	118,964
Est. 5yr Growth	0.1%	0.2%	0.3%
Average Age	35.6	33.5	32.9
2019 Population by Race			
White	6,175	74,038	96,058
Black	871	9,296	12,669
Am. Indian & Alaskan	105	1,153	1,586
Asian	192	2,126	2,674
Hawaiian & Pacific Island	27	411	698
Hispanic Origin	4,902	63,029	80,398
Households			
2022 Total Households	2,807	30,519	39,444
HH Growth 2022-2027	0.1%	0.2%	0.3%
Median Household Inc	\$49,216	\$46,777	\$46,614
Avg Household Inc	\$55,725	\$57,024	\$57,553
Avg Household Size	2.7	2.9	3
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$116,172	\$114,542	\$116,556
Median Year Built	1968	1976	1977
Employment			
Daytime Employment	3,255	14,120	17,828

TRAFFIC COUNTS



Sources: 2016 TxDOT El Paso District Map

INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name James N. Lovitt	License No. nick@kmrealty.net	Email 735322	Phone 713.275.2605
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



EXCLUSIVE LEASING BROKER

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